

Cover Sheet for:

Site Plan 8-04034

Project Application

Montgomery County Department of Park & Planning
Development Review Division



1 of 6

Effective July 1, 1999

Maryland-National Capital Park & Planning Commission ■ 8787 Georgia Avenue, Silver Spring, Maryland 20910-3760 ■ (301) 495-4595, Fax (301) 495-1306

APPLICATION

Site Plan Review

For M-NCPPC Staff Use Only

Date Application & Fee Received 6/3/04 by AB
SPR Fee (Attach Fee Worksheet) ✓
Date Application Complete 6/3/04 by AB
SPR Deadline _____

Site Plan File Number 8 - 04034
Final FCP Number _____
NR/FSO Number 4-94162
DRC Meeting Date 6/28/04
MCPB Hearing Date _____

Proposed Site Plan Name (if amendment, use original site plan name) CLARKSBURG TOWN CENTER PHASE 3A

Preliminary Plan Name CLARKSBURG TOWN CENTER File Number 1 - 95042

Pre-Application Submission Name, if any _____ File Number 7 - _____

Project Plan Name, if applicable CLARKSBURG TOWN CENTER File Number 9 - 94004

If previously approved Site Plan, File Number 8 - _____

Planning Board Opinion Date ____/____/____

Status: _____ Void

_____ Extended to (date) ____/____/____

_____ Withdrawn

_____ Amended by this application

If no prior Preliminary Plan, check one of the following: ☐ Preliminary Plan currently being reviewed

☐ Lot already recorded

If Record Plat recorded, M-NCPPC Record Plat Number _____

Is this a loophole property? ☐ Yes ☒ No (Refer to MCC Bill #1-88, concerning a timely APF review prior to issuance of a Building Permit.)

Other previous or pending application information:

If schematic Development Plan as part of Local Map Amendment (59H2.4A)

Case Number G - _____ date granted ____/____/____

If approved Development Plan (59-D-1)

Case Number G - _____ date granted ____/____/____

If approved Project Plan (59-D-2)

File Number 9 - 94004 date approved 6/12/95

If Special Exception/Variance

Case Number S - _____ or A - _____ date adopted ____/____/____

Tax Account Number 1. 03282935 2. _____ 3. _____ 4. _____

Tax Map Page Number EW 42

Location:

(complete either A or B)

A. On _____ feet _____ of _____
Street Name Distance N, E, S, W, etc. Street Name

B. SW quadrant, intersection of CLARKSBURG SQUARE RD and OVERLOOK PARK DRIVE
N, E, S, W, etc. Street Name Street Name

(complete either C or D)

C. On _____ feet _____ of _____
Street Name N, E, S, W, etc. Street Name

D. SW quadrant, intersection of CLARKSBURG SQUARE RD and OVERLOOK PARK DRIVE
N, E, S, W, etc. Street Name Street Name

Planning Area Number CLARKSBURG

Site Plan Review Application

Site Area:

Gross area of Site Plan	<u>10.4395</u> ac.	<u>454,746</u> s.f.
Area dedicated to Public Use	<u>0</u> ac.	<u>0</u> s.f.
Total net area of Site Plan	<u>10.4395</u> ac.	<u>454,746</u> s.f.
Area by Zone: Zone 1: <u>RMX-2</u>	<u>10.4395</u> ac.	<u>454,746</u> s.f.
Zone 2:	_____ ac.	_____ s.f.
Zone 3:	_____ ac.	_____ s.f.

Incorporated Municipality or Special Taxing District, if applicable CLARKSBURG TOWN CENTER DEVELOPMENT DISTRICT

Is site in the Locational Atlas and Index of Historic Sites? ☐ Yes ☒ No

Is site on the Master Plan for Historic Preservation? ☐ Yes ☒ No

Development Information:

Residential	No. of Units	Non-Residential	Gross Floor Area
One-family detached	_____	Commercial Office	<u>16,080</u>
One-family semi-detached	_____	Commercial Retail	<u>88,772</u>
One-family attached	_____	Industrial	_____
Townhouses	_____	Other <u>RESTAURANT</u>	<u>8,500</u>
Duplex	_____	Other _____	_____
Triplex	_____	Other _____	_____
Multi-family	<u>70</u>	Other _____	_____
Total proposed	_____	Other _____	_____
Included MPDUs	_____	Other _____	_____
Included TDRs	_____	Total Proposed	<u>113,352</u>
Existing dwelling units to remain	<u>N/A</u>	Existing to remain	<u>N/A</u>

Method of Development: ☒ Standard ☐ Cluster ☐ MPDU ☐ TDR ☐ _____
Other Optional Method

Requested Waivers: (if any)

59-E (Parking Ordinance) SECTION 3.7 REQUIRED PARKING SPACES

Other _____

Site Plan Review Application

Application Information:

1. Applicant (Owner or Contract Purchaser)

Name NEWLAND COMMUNITIES GARY MODJESKA
 Street Address 8201 GREENSBORO DRIVE SUITE 817
 City MCLEAN VIRGINIA 22102
 Phone Number (703) 917-4215 Fax Number (703) 917-4218

2. Developer (If different from Applicant above)

Name SAME AS ABOVE Contact Person _____
 Street Address _____
 City _____ State _____ Zip Code _____
 Phone Number _____ Fax Number _____

3. Engineer

Name GUTSCHICK, LITTLE & WEBER, P.A. TIM LONGFELLOW
 Street Address 3909 NATIONAL DRIVE SUITE 250
 City BURTONSVILLE MD. 20866
 Phone Number (301) 421-4024 Fax Number (301) 421-4186

4. Architect

Name BIGNELL WATKINS HASSER FRANK WATKINS
 Street Address 2661 RIVA ROAD SUITE 1030
 City ANNAPOLIS MD. 21401
 Phone Number (301) 261-8228 Fax Number (410) 224-4443

5. Landscape Architect

Name GUTSCHICK, LITTLE & WEBER, P.A. TOM ZYLA
 Street Address 3909 NATIONAL DRIVE SUITE 250
 City BURTONSVILLE MD. 20866
 Phone Number (301) 421-4024 Fax Number (301) 421-4186

6. Attorney

Name LINOWES & BLOCHER TODD BROWN
 Street Address 7200 WISCONSIN AVE. SUITE 800
 City BETHESDA MD. 20814
 Phone Number (301) 654-0504 Fax Number (301) 654-2801

Signature of Applicant (Owner or Contract Purchaser)

Signature Gary Modjeska
 Name (Type or Print) GARY MODJESKA

Date 6/1/04

Site Plan Review

Checklist

An application will not be accepted for processing until all required information and fees have been provided.

No. Copies	Engineer/Surveyor	M-NCPPC Staff
	Submitted or N/A	Accepted or Not Accepted
20	✓	✓
1	✓	✓
1	N/A	—
1	N/A	—
	✓	N Plan ✓
1	✓	✓
2	✓	4-94162
1	✓	✓
	✓	✓
	✓	✓
	✓	✓
	✓	✓
	✓	✓
35	✓	✓
	✓	✓
	✓	✓
	✓	✓
	✓	✓
	✓	✓
	✓	✓
	✓	✓
	✓	✓

- Complete application form
- Copy of proposed or approved Preliminary Plan and its opinion (59-D-3.21) and Certified Development Plan, if applicable
- Government agency agreement or equivalent, (59-D-3.21), if applicable
- Executed covenants for Optional Method Zoning Application (59-H-2.4A), if applicable
- General area Vicinity Map, at 1" = 2,000' (shown on Site Plan)
- Local Vicinity Map, at 1" = 200', showing area within 1,000' of site
- Copy of approved Natural Resources Inventory/Forest Stand Delineation
- Drawing titled "Site and Adjacent Area" (within approximately 200 feet), showing:
 - Topography at two-foot contour intervals, including landfills
 - All existing buildings and structures
 - Highways, streets, and private roads including center lines, pavement widths, grades, medium breaks, and curb cuts
 - Master-planned ROWs and easements affecting the site
 - Any natural features, e.g. rock outcroppings or scenic views not included in the NRI/FSD
- Plan of proposed development titled "Site Plan", at 1" = 30', showing the following (unless waived by the Planning Director at time of application as being unnecessary because of the limited scope of the proposal) and addressing all conditions of prior approvals:
 - The location, height, ground coverage and use of all structures
 - For each residential building, the number and type of dwelling units, classified by the number of bedrooms, and the Gross Floor Area, if any, to be used for commercial purposes
 - The Gross Floor Area of all non-residential buildings and the proposed use of each
 - The location of all green areas, including recreational areas, natural feature preservation areas, community open space areas, and other open spaces
 - Recreation facilities and computations in tabular form, including off-site facilities for which credit is sought
 - Calculations of building coverage, impervious area, density, green area, parking spaces, and areas of land uses to show compliance with zone
 - The location of all public schools, parks, and other community recreational facilities, indicating the location and use of all land to be dedicated to public use
 - The location and dimensions of all roads, streets, driveways, parking facilities, loading spaces with dumpster locations, points of access to surrounding streets, easements, pedestrian walks, bike and sidewalk connections to off-site network, proposed road sections for stream crossings including conveyance through section

Site Plan Review

Checklist

- i. A grading plan
- j. The location of all sewer, water, gas, electric, telephone, and storm drainage lines; all easements and rights-of-way, existing or proposed; all off-site utility connections and all utility structures, if separate drawing
- k. Data table showing proposed development data compared to requirements of zone, master plans, development plan, preliminary plan or supplementary plan, as applicable
- l. TDR calculations, if applicable
10. A Landscaping Plan, so titled, showing all man-made features and the location, height or caliper, and species of all plant material to be preserved, transplanted, or planted; including R.O.W. plantings and off-site plantings pursuant to Final Forest Conservation Plan
11. An exterior Lighting Plan, so titled, including all parking areas, driveways and pedestrian ways, and including the height, number, and type of light fixtures, and a diagram of light distribution characteristics ..
12. A development program stating the sequence in which all structures, utilities, open spaces, vehicular and pedestrian circulation systems, landscaping, forest conservation and recreational facilities are to be developed; when any land is to be dedicated for public use; and when the applicant will notify the Planning Board to request inspection for compliance with the approved site plan
13. List of adjacent and confronting property owners, presented in conformity with the Planning Board's noticing requirements
14. Site Plan Enforcement Agreement and HOA documents, if applicable ...
15. Grading feasibility study of MCPS sites to be dedicated, and certification of environmental acceptability
16. Final Forest Conservation Plan and Worksheet, including tree survey of 6" diameter and greater trees within 25' either side of the limit of disturbance
17. Approved Stormwater Management Concept Plan, so titled, or 1" = 30' (or approved plan for off-site SWM), including MCDPS approval letter ..
18. Proposed Storm Drainage Area, so titled, at 1" = 30', and computations, if separate drawing
19. Proposed Sediment Control Plan, so titled, at 1" = 30', including tree protection measures, if separate drawing
20. Architectural schematic plans and elevations for buildings and structured parking, identifying height, general description, phasing and signage, as required by staff

No. Copies	Engineer/Surveyor	M-NCPPC Staff
	✓	✓
12	SEE SITE PLAN	✓
	✓	✓
	N/A	—
12	✓	✓
12	✓	✓
1	✓	ON SITE PLAN ✓ ONE Phase
1	✓	✓
1	N/A	—
2	N/A	—
3	✓	✓
3	✓	✓
3	✓	✓
3	✓	✓
1	✓	✓

Site Plan Review

Checklist

POST-APPROVAL SUBMISSION

The following items will not be submitted until after the site plan is approved, but should be submitted to the Development Review Division prior to the submission of the record plat application(s) in order to assure timely recordation of the final record plat.

1. Site development and grading plan (signed)
2. Landscape and lighting plan (signed)
3. Architectural plans, including FAR calculations, if required
4. Structure parking plans, if required
5. Phasing plan, where required
6. Site Plan Enforcement Agreement (original signature)
7. Development Plan
8. Homeowner association documents (final draft)
9. Copy of engineer's certificate for design of private streets, if required
10. Other agreements (original signature)

No. Copies	Engineer/Surveyor	M-NCPPC Staff
3		
3		
1		
1		
1		
1		
2		
1		
1		
2		

The engineer or surveyor hereby certifies that all required information for the submission of a site plan has been included with this application.

Engineer/Surveyor Signature

Signature

Name (Type or Print)

Date